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Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

3061 N. Clybourn (Lot) and
3057 N. Clybourn (House) Chicago, IL 60618

Address of Real Estate:

14-30-108-020-000 (Lot) and
14-30-108-021-000 (House)

Permanent Real Estate Index Number(s):

See Legal Description Attached hereto

VIOLET K. ROEDER, as trustee under the provisions of a trust agreement dated the 18th day of August, 2004, and known as THE VIOLET K. ROEDER LIVING TRUST (hereinafter referred to as "said Trustee", regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, and State of Illinois, to wit:

Conveys, and Quit Claims unto

of the County of Cook, and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable consideration in hand paid

VIOLET K. ROEDER, a widow,

THE GRANTOR,

VIOLET K. ROEDER
3057 N. CLYBOURN
CHICAGO, IL 60618

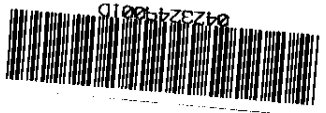
SEND SUBSEQUENT TAX BILLS TO:

THOMAS J. POLINSKI & ASSOC.
5844 W. IRVING PARK ROAD
CHICAGO, IL 60634

MAIL TO:

DEED IN TRUST
(ILLINOIS)

Doc#: 0423249001
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 08/19/2004 08:27 AM Pg: 1 of 5



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VIOLET K. ROEDER, as Trustee

Violet K. Roeder

(SEAL)

day of August, 2004.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seals this 18th

accordance with the statute in such case made and provided. the words "in trust", or "upon condition", or "with limitations", or words of similar import, in hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, if the title to any of the above lands is now or hereafter registered, the Registrar of Titles is

estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid. and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real other disposition of said real estate, and such interests is hereby declared to be personal property, them or any of them shall be only in the earnings, avails and proceeds arising from the sale or The interest of each and every beneficiary hereunder and of all persons claiming under

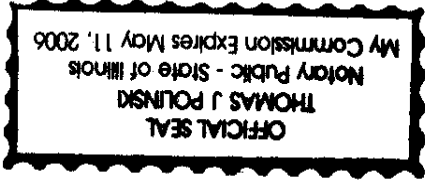
trust. title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in successor or successors in trust have been properly appointed and are fully vested with all the instrument; and (d) if the conveyance is made to a successor or successors in trust, that such and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other thereof and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and limitations contained in this indenture and in said trust agreement or in some amendment that such conveyance or other instrument was executed in accordance with the trusts, conditions the trust created by this indenture and by said trust agreement was in full force and effect; (b) under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof said real estate shall be conclusive evidence in favor of every person relying upon or claiming every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and been complied with, or be obliged to inquire into the necessity or expediency of any act of said borrowed or advanced on said premises, or be obliged to see that the terms of this trust have by said trustee, or be obliged to see to the application of any purchase money, rent, or money said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged in no case shall any party dealing with said trustee in relation to said premises, or to whom

times hereafter. deal with the same, whether similar to or different from the ways above specified, at any time or ways and for such other considerations as it would be lawful for any person owning the same to premises or any part thereof; and to deal with said property and every part thereof in all other to release, convey or assign any right, title or interest in or about or easement appurtenant to said or any part thereof, for other real or personal property; to grant easements or charges of any kind; manner of fixing the amount of present or future rentals; to partition or to exchange said property, and options to purchase the whole or any part of the reversion and to contract respecting the hereafter; to contract to make leases and to grant options to lease and options to renew leases and to amend, change or modify leases and the terms and provisions thereof at any time or times and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time possession or reversion, by leases to commence in present or in future, and upon any terms property, or any part thereof, to lease said property, or any part thereof, from time to time,

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 Notary Public
 My Commission Expires: 5/11/06

 Date



I, the undersigned, a Notary Public and in for said County, in the State aforesaid, DO HEREBY
 CERTIFY that VIOLET K. ROEDER, as Trustee personally known to me to be the same person
 whose name is subscribed to the foregoing instrument, appeared before me this day in person,
 and acknowledged that she signed, sealed and delivered the said instrument as her free and
 voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of August, 2004.

State of Illinois)
)
 County of Cook)
)
)
)

This instrument was prepared by:

THOMAS J. POLINSKI & ASSOCIATES
 5844 W. Irving Park Road
 Chicago, Illinois 60634

or Recorder's Office Box No: _____

This transaction is exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Act.

 Attorney
 Date 8/18/04

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Address of Real Estate Property:

3057 N. Clybourn Ave.
Chicago, IL 60618
14-50-108-021-0000 (House)

Address of Real Estate Property:

3061 N. Clybourn Ave.
Chicago, IL 60618
14-30-108-020-0000 (Lot)

LOTS 5 AND 6 IN BLOCK 3 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE NORTH WEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION

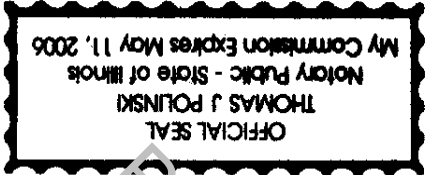
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(Attach to deed or ABL to be recorded in Cook County, Illinois; if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

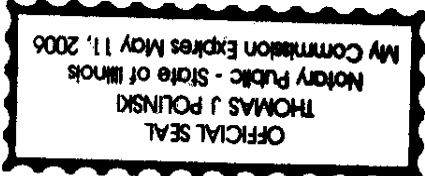


Subscribed and sworn to before me by the said Trustee
this 18th day of August 2004
Notary Public *Thomas J. Polinski*

Signature: *Walt K. Raker*
Grantee/Trustee or Agent

Dated: August 18th, 2004

The Grantee/Trustee or her Agent affirms and verifies that the name of the Grantee/Trustee as shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.



Subscribed and sworn to before me by the said Grantor
this 18th day of August 2004
Notary Public *Thomas J. Polinski*

Signature: *Walt K. Raker*
Grantor or Agent

Dated: August 18th, 2004

The Grantor or her Agent affirms that, to the best of her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

STATEMENT BY GRANTOR AND GRANTEE

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